

Advance Plans Committee: 2003-4 Comprehensive Plan Update

Summary of Meeting #9
7:30 am, February 5, 2003

Attendance

Committee Members: Morris Dunlap, Bud Hentzen, John McKay, M.S. Mitchell

MAPD staff: Dave Barber, Nalini Johnson, Stephen Banks, Scott Wadle

Other: Janet Miller, Francisco Banuelos, Bob Pickens, Cathy Landwehr,
Randy Allen, Greg Stuever, Carolyn McGinn, Gennelly Pacholski

Discussion Summary

Midtown Neighborhood Plan Review Comments:

The Committee offered the following comments on the latest draft of the Midtown Plan:

- There was confusion about the timeline for projects and a worry that the timeline called for many projects to be completed at the same time. This confusion was alleviated when it was shown that the table only offers the latest time at which the projects should begin.
- Grants and other materials need to accomplish the projects will need to be decided upon after the adoption of the plan specifying the need for the project(s).
- Some Committee members expressed the feeling that the area businesses might not have been offered enough opportunities to become involved. Staff reported that George Lay Signs met with those preparing the plan, flyers had been distributed announcing the area meetings, and a survey of local businesses had been completed for the plan.
- Staff explained that the City of Wichita does not anticipate purchasing the property that Apex is currently using, nor does the City propose disrupting the business's operations with the addition of the greenway. A map was presented showing the areas of land that the City is interested in purchasing for the greenway.
- Rezoning of the Midtown Neighborhood was discussed, with members of the Committee recommending that the rezoning not be included as a part of the plan. Both the Advance Plans Committee and the Midtown Neighborhood Plan Steering Committee agreed that the neighborhood rezoning initiative will not be included as a component of the Plan, but will be presented as a separate plan implementation initiative for the MAPC to approve following adoption of the Plan.
 - One aspect of the proposed rezoning discussion was the inclusion of multi-family town homes in the proposed rezoning. Members of the

Committee and the Midtown Neighborhood Plan Steering Committee agreed that the inclusion of these land uses would be a good thing.

- Advance Plans Committee members recommended that the other MAPC members be given two weeks to review the plan before the plan is brought before the MAPC for briefing and setting a public hearing date. Furthermore, the Committee also recommended that the Midtown Plan presentation to the MAPC should at 12:30 pm on March 11th. The members of the Midtown Neighborhood Plan Steering Committee were also encouraged to attend the MAPC meeting when the plan is presented, so that they are able to answer any questions that might arise.
- Other neighborhood plans were also discussed, with both Advance Plans Committee members and staff commenting that the Planeview and Hilltop plans need to be revisited.
- The schedule of new neighborhood planning initiatives was also discussed, with North East Millar/Matlock Heights being identified as the next priority for the creation of a neighborhood plan. Advance Plans Committee members also commented on the need for a College Hill Neighborhood Plan, as the area is re-gentrifying.
- A motion was made, seconded and a vote taken regarding recommendation of approval to MAPC for the Midtown Neighborhood Plan. The vote was unanimous to recommend adoption of the Midtown Neighborhood plan to the MAPC.

The next Advanced Plans meeting will be on March 11th at 7:30 am.